

**CITY OF PALM BEACH GARDENS
JOINT COUNCIL MEETING MINUTES
PALM BEACH GARDENS AND LAKE PARK
August 16, 2004**

The August 16, 2004 Joint Meeting of the City Council of the City of Palm Beach Gardens, Florida, and the Town of Lake Park, Florida was called to order at 7:00 P.M. in the Council Chambers of the Municipal Complex, located at 10500 North Military Trail, Palm Beach Gardens, Florida, and opened with the pledge of allegiance.

ROLL CALL: The City Clerk called the roll and the following elected officials were found to be in attendance: Mayor Jablin, Councilmember Delgado, and Councilmember Levy of the City of Palm Beach Gardens; Mayor Castro, Vice Mayor Balius, Commissioner Garretson, Commissioner Carey, and Commissioner Daly from the Town of Lake Park. Vice Mayor Russo from the City of Palm Beach Gardens was absent from the meeting.

COMMENTS FROM THE PUBLIC: There were no comments from the public.

PUBLIC HEARING

PART I – QUASI-JUDICIAL: Mayor Jablin reviewed the quasi-judicial procedures. The City Clerk swore in all those intending to offer testimony at the hearing.

Ordinance 16, 2004 – Target Rezoning and Site Plan Review. An Ordinance of the Town Commission of The Town of Lake Park, Florida, rezoning a 10.83 acre portion of 19.12-acre parcel of land located on the Southeast corner of Northlake Boulevard and Congress Avenue within the municipal boundaries of the Town of Lake Park and the City of Palm Beach Gardens, as described more particularly herein, from a Zoning Designation of Traditional Neighborhood Development (TND) to Planned Unit Development (PUD); providing for codification; providing for severability; providing for the repeal of laws in conflict; and providing for an effective date.

Resolution 40-08-04a is a companion item to Ordinance 16, 2004 and will require Council action at second reading: Resolution 49-08-04a. Resolution of the Town Commission of the Town of Lake Park, Florida, approving the site plan for Northlake Square East for development approval of a 131,839 square foot retail center on a 10.83 acre portion of a 19.12 acre site generally located at the Southeast corner of the intersection of Northlake Boulevard and Congress Avenue within the municipal boundaries of the City of Palm Beach Gardens and the Town of Lake Park, as more particularly described herein; providing for waivers; providing conditions of approval; and providing an effective date.

Ordinance 30, 2004 – Target Rezoning and Site Plan review. An Ordinance of the City Council of the City of Palm Beach Gardens, Florida rezoning the 8.29-acre portion of a 19.12-acre parcel of land, located on the Southeast corner of Northlake Boulevard and Congress Avenue, which lies within the municipal boundaries of the City of Palm Beach Gardens, as described more particularly herein, from a zoning designation of Research and Light Industrial Park (M1) to Planned Unit Development (PUD) overlay with an underlying zoning district of General Commercial (CG-1); and providing an effective date.

Resolution 135, 2004 is a companion item to Ordinance 30, 2004 and will require Council action at second reading.

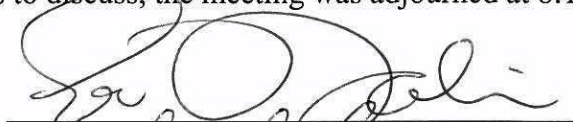
Resolution 135, 2004 – Target Rezoning and Site Plan review. A Resolution of the City Council of the City of Palm Beach Gardens, Florida approving the master development plan for Congress Plaza East at the 19.12-acre parcel of land located on the Southeast corner of Northlake Boulevard and Congress Avenue which lies within the municipal boundaries of the City of Palm Beach Gardens and the Town of Lake Park, as described more particularly herein, to allow for a 131,839 square-foot retail building; providing for waivers; providing for conditions of approval; and providing an effective date.

The City Clerk read Ordinance 16, 2004 and Ordinance 30, 2004 by title only on first reading. Ex-parte communication was disclosed: Mayor Jablin – none since the last meeting; Mayor Castro – left a message regarding traffic concurrency for Dodi Glas; all other Council and Commission members reported none. Jamie Gentile, representing of Town of Lake Park Community Development Department, presented the project and answered questions. Dodi Glas, Urban Design Studio, spoke on behalf of the applicant. The following direction was given by the City Council and the Town Commission: Reduce size of the logo sign, mature trees shall be used on the front side of the building, bollards shall be round in shape but not red in color, if the ficus tree that is to be relocated should die it shall be replaced with a tree of similar size, and Palm Beach County shall be contacted regarding the possibility of aerating the lake. Mayor Jablin declared the public hearing open. Linda Hughey, Palm Beach Gardens, requested a minimum of 20 handicap spaces, and that the developer be required to provide a bus stop. Hearing no further comments from the public, Mayor Jablin declared the public hearing closed. Mayor Castro stated without traffic concurrency from the county he could not vote for the project tonight, and stated his agreement with the requests made by the Council and the Commission. Staff reported concurrency had been granted for the site for two separate projects prior to this project; the question was whether the two could be joined, and the county was doing another study. It was agreed that the Council and Commission would not vote for this project on second reading without a new concurrency letter for this project from the county. Councilmember Delgado made a motion to place Ordinance 30, 2004 on first reading by title only. Councilmember Levy seconded the motion, which carried by unanimous 3-0 vote. Vice Mayor Balias made a motion to place Ordinance 16, 2004 on first reading by title only. Commissioner Garretson seconded the motion, which carried by unanimous 5-0 vote. It was announced the next meeting was tentatively scheduled for 7 p.m. on September 7 contingent upon a concurrency letter being received by August 31.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:17 p.m.

APPROVAL:



MAYOR JABLIN
VICE MAYOR RUSSO
COUNCILMEMBER DELGADO
COUNCILMEMBER LEVY

ATTEST:

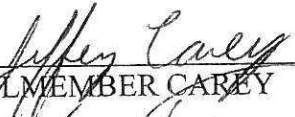

PATRICIA SNIDER
CITY CLERK

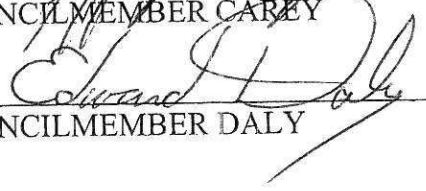
TOWN OF LAKE PARK:
APPROVAL:


MAYOR CASTRO



VICE MAYOR BALIUS


COMMISSIONER GARRETSON


COUNCIL MEMBER CAREY


COUNCIL MEMBER DALY

ATTEST:


TOWN CLERK

TOWN OF LAKE PARK
SEAL

FLORIDA